

**CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, July 14, 1998**

Mr. Durham called the meeting to order at 7:30 P.M.

Attendance: Mr. James Durham, Chairman; Mr. Rand Oliver; Mr. Jack Kostak; Mr. Richard Tompkins; Mr. Douglas Cline. Absent: Mr. Patrick Hansford; Mr. Richard Pluckebaum. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. William Stamper, Economic Development Administrator.

MOTION: Mr. Tompkins moved to excuse Mr. Hansford and Mr. Pluckebaum from the meeting as they each gave prior notice to the Planning Department. Mr. Kostak seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Oliver moved to approve the Planning Commission Work Session minutes of June 9, 1998, as written. Mr. Tompkins seconded the motion. The motion was approved 4-0-1 with Mr. Kostak abstaining..

MOTION: Mr. Oliver moved to approve the Planning Commission Regular Meeting minutes of June 5, 1998, as written. Mr. Tompkins seconded the motion. The motion was approved 4-0-1 with Mr. Kostak abstaining.

COMMUNICATIONS

Mr. Feverston gave a brief review of possible upcoming projects. Also, a joint work session will be scheduled for the Planning Commission with City Council sometime in August.

Mr. Art Foland and Mr. Scot Stone, former members of the Planning Commission, were in attendance at the request of the Planning Commission to receive recognition for their service to the City. Mr. Durham presented Mr. Foland with a plaque for his 11 years of service as a member, and Mr. Stone was presented a plaque for his 9 years of service, 4 years as chairman.

NEW BUSINESS

Yankee Trace, Sec. 16 - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 16, located southeast of Charter Place between Hole #4 fairway and the golf green for Hole #5. This particular 4.48 acre site will have 12 lots and develop with the Dunnington-Koepfer style homes. The zoning on the parcel is R-1c, Single-Family Residential.

One lot does not have direct access to the cul-de-sac street which will require a joint access easement that will extend from that lot to the street. There are two existing utility easements directly to the south of this proposed section which are approximately 80 feet wide. As a result

of those utility easements, the corner property will be unbuildable and, therefore, left as reserve space to create a view to the golf course from the street area.

Staff recommended to approve the Record Plan subject to the following conditions:

1. The easement extending to the west from the cul-de-sac of Wedgocreek Place shall be labeled on the Record Plan as a public utility and private driveway easement and subject to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements as recorded for this development.
2. A final grading plan shall be subject to approval by the City Engineer.
3. Detailed design of the stormwater drainage system for this plan shall be approved by the City Engineer.
4. The storm and drainage easement in the rear yard of lots 287 through 290 shall extend to the rear lot line.
5. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer. The private drive within this plat shall be required to be part of the performance bond and subdivider's agreement because of the frontage and direct access it provides to individual platted lots.

Mr. Feverston stated that Great Traditions representative Jim Kiefer was unable to attend the meeting, however, has reviewed the conditions and agreed to each.

Mr. Kostak raised the issue that Lot 286 extends further to the south than the other lots in this section. He stated that should the property owner install trees in the rear yard, the view of the golf course would be blocked.

Mr. Durham stated that an option would be to extend Lot 286 to the east and reduce the depth of the lot to maintain visibility.

Mr. Farquhar suggested that a covenant be placed on Lot 286 to prohibit plantings in order to maintain the visual window.

Mr. Oliver stated that the vacant lot on the corner needs to be landscaped in order for it to have a finished appearance.

MOTION: Mr. Kostak moved to recommend approval of the Record Plan for Yankee Trace, Sec. 16, to Council subject to the following conditions:

1. The easement extending to the west from the cul-de-sac of Wedgocreek Place shall be labeled on the Record Plan as a public utility and private driveway easement and subject to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements as recorded for this development.
2. A final grading plan shall be subject to approval by the City Engineer.
3. Detailed design of the stormwater drainage system for this plan shall be approved by the City Engineer.
4. The storm and drainage easement in the rear yard of lots 287 through 290 shall extend to the rear lot line.
5. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer. The private drive within this plat shall be required to be part of the performance bond and subdivider's agreement because of the frontage and direct access it provides to individual platted lots.
6. Lot #286 shall be modified on the southeastern boundary line to be consistent with Lot 287 or a covenant shall be approved by the City Attorney to preserve the green space on Lot 286.

Mr. Tompkins seconded the motion. The motion was approved unanimously 5-0.

Estates at Silvercreek, Section II - Reduction of Performance Bonds

Mr. Feverston reviewed the proposed reduction of Performance Bonds for the Estates at Silvercreek II located in Washington Township.

The City Engineer has recommended that the reduction of the outstanding Performance Bond (Letter of Credit) for drainage, curbs and pavement be reduced from \$483,990.82 to \$91,132.00. Further, the Performance Bond (Letter of Credit) for sidewalk installation was recommended to reduced from \$97,575.00 to \$58,973.00.

MOTION: Mr. Cline moved to approve the performance bond reduction for drainage, curbs and pavement from \$483,990.82 to \$91,132.00; and the performance bond for sidewalk from \$97,575.00 to \$58,973.00 for Estates at Silvercreek, Section II. Mr. Tompkins seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.



